

**TOWN OF AMENIA
SPECIAL PLANNING BOARD MEETING
THURSDAY, SEPTEMBER 27, 2007**

PRESENT: George Fenn
Tony Robustelli
Gina Mignola
Nina Peek
Bill Flood
Jim Walsh – late

Mike Soyka
Dr. Michael Klemens
Michael Hayes, Attorney

ABSENT: Jay Dedrick

Chairman George Fenn opened the meeting at 7:05 P.M.

JEFF KANE 3-LOT SUBDIVISION PERRY CORNERS RD, AMENIA, NY

Applicant did not show.

MAYVILLE 2-LOT SUBDIVISION MAY LANE, TOWN OF AMENIA

Mr. John Walsh Attorney with Zarecki Associates represented Charles and Charlene Mayville. They own 3.4 acres in the SR district on May Lane. They would like to subdivide 1.23 acres with a present house for the first lot and 2.07 acres for the second lot. The Planning Board referred the Mayville's to the Zoning Board of Appeals for a variance for road frontage.

JOE DOSCHER – LOT LINE ADJUSTMENTS – BOG HOLLOW RD, WASSAIC

Mr. John Walsh, Attorney from Zarecki Associates, also represented Joe Doscher. Mr. Doscher owns 84 acres in the RA district. The smaller lot is legal non-conforming and Mr. Doscher wishes to make it a conforming lot under the new Zoning. The property is not a DEC regulated wetland. Lot A will be 75.37 acres and lot B will be 10.01. Both lots then will be able to build on. The applicant will need a road maintenance agreement. The Board felt a short EAF would be applicable.

CAROL DRAPKIN – 2- LOT SUBDIVISION – KENNEL ROAD, WASSAIC, NY

Lyndon Chase prepared the survey, which was presented to the Board. There are 35.5 acres and the house now sits off Kennel Road with road frontage on Tower Hill Road. Stanley Whitehead, Road Supervisor, looked at the property and stated it would be ok for a driveway on Tower Hill Road. There will be no building or further subdivision for this property.

MOTION TO SET A PUBLIC HEARING FOR THE 2-LOT SUBDIVISION FOR NOVEMBER 1, 2007 was made by Bill Flood, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

SILLO RIDGE – DEIS SUBMISSION/CLAY MODEL FOR SITE PRESENTATION

Nina Peek brought up the fact Dr. Klemens asked about the Fire Inspector's question regarding water. Michael Camaan stated this would be addressed during the comment period. Nina Peek asked about the Visual impact. Viewpoint 1 is not the same as the proposed Viewpoint 1. Mr. Camaan felt these pictures might be out of order. Ms. Peek also asked about the winery. Mr. Camaan stated on the proposed action plan the winery was pulled back. The water tank has been put behind the winery and will be submerged below ground level with a viewing platform on top of the tank. Bill Flood brought up the subject of the pictures. He felt the public would be most interested in the top of the hill. Would it be possible to put stakes out where the proposed buildings are going to be? That way the public can see where the buildings are going to be. Chairman Fenn In regards to Michael Hayes memo of September 26, 2007, Chairman Fenn felt that the visual simulations do not have to be perfect for public review. Dr. Klemens stated he was satisfied with the completeness of the reports relating to his expertise.

Michael Hayes prepared a Resolution for Completeness Determination, however it is dependant on the Notice of Completion that Mr. Fink is preparing. Therefore, there will be no vote this meeting. The length of the public comment period after the public hearing was discussed. It was decided that November 17, 2007 at 9:00 A.M. at Silo Ridge would be a suitable date, time and place for a public hearing, that way the clay model would be set up and people could visually see the site. The DEIS will be put on the Town of Amenia website and will be available in the Town Hall and the Library as well. The Board looked over the clay model site prepared by Stearns.

LOPANE – DISCUSSION OF MAP CHANGE – ROUTE 22, TOWN OF AMENIA

Since the Lopane lot line adjustments has already gone to Public Hearing and been approved, nothing could be changed. Mrs. Lopane would have to come before the Board with new maps and have another Public Hearing on the new lot line adjustments.

OTHER BUSINESS

Chairman Fenn noted that there would be a vacancy on the Board the end of

December.

MOTION TO ADJOURN was made by Bill Flood, seconded by Jim Walsh.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on September 27, 2007 and are not to be construed as the final official minutes until so approved.

_____ Approved as read

_____ Approved with: deletions, corrections and additions